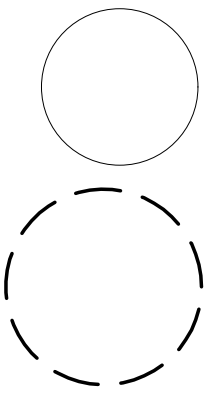


SHEET INDEX:

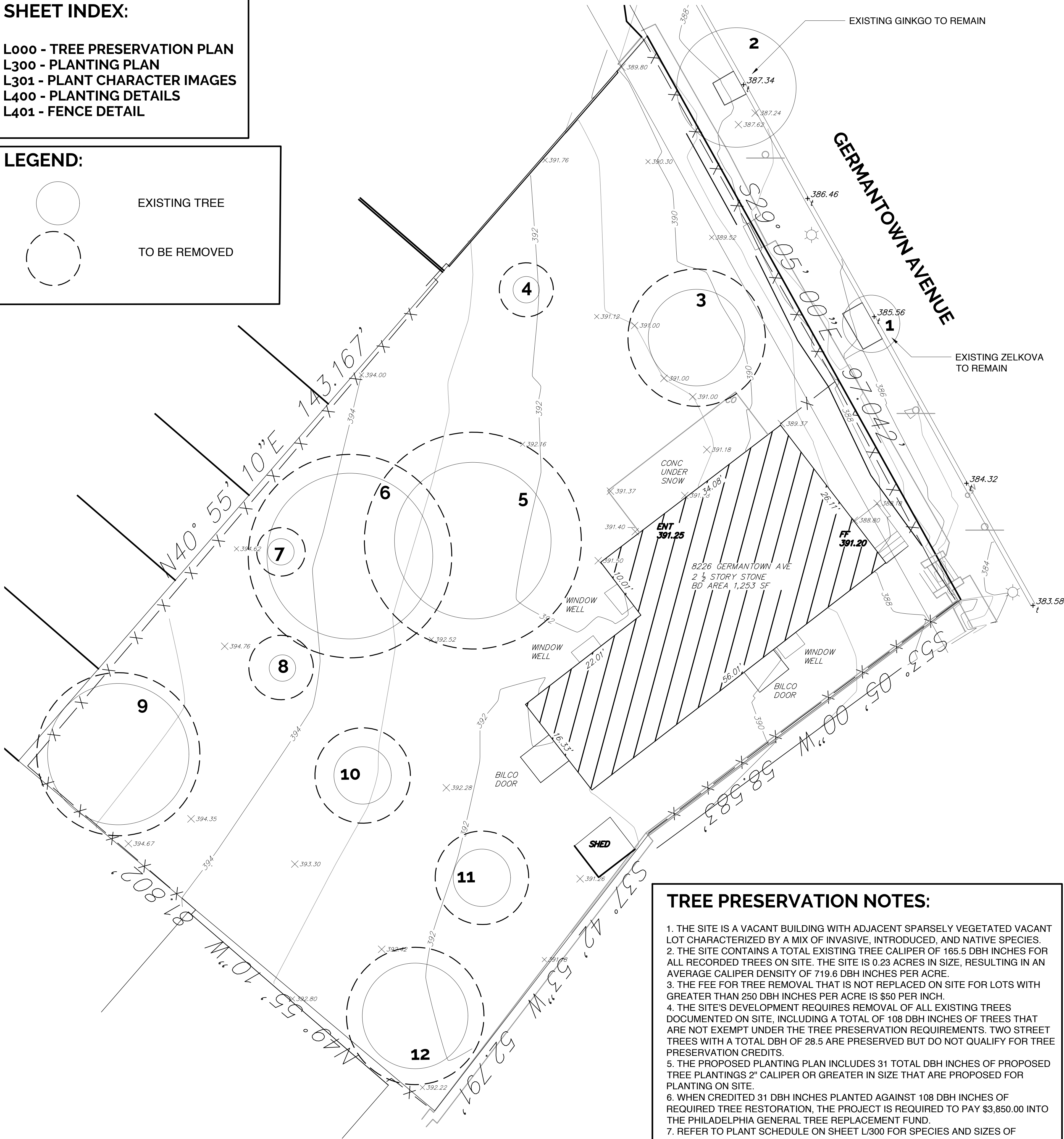
L000 - TREE PRESERVATION PLAN
L300 - PLANTING PLAN
L301 - PLANT CHARACTER IMAGES
L400 - PLANTING DETAILS
L401 - FENCE DETAIL

LEGEND:



EXISTING TREE

TO BE REMOVED



TREE PRESERVATION NOTES:

1. THE SITE IS A VACANT BUILDING WITH ADJACENT SPARSELY VEGETATED VACANT LOT CHARACTERIZED BY A MIX OF INVASIVE, INTRODUCED, AND NATIVE SPECIES.
2. THE SITE CONTAINS A TOTAL EXISTING TREE CALIPER OF 165.5 DBH INCHES FOR ALL RECORDED TREES ON SITE. THE SITE IS 0.23 ACRES IN SIZE, RESULTING IN AN AVERAGE CALIPER DENSITY OF 719.6 DBH INCHES PER ACRE.
3. THE FEE FOR TREE REMOVAL THAT IS NOT REPLACED ON SITE FOR LOTS WITH GREATER THAN 250 DBH INCHES PER ACRE IS \$50 PER INCH.
4. THE SITE'S DEVELOPMENT REQUIRES REMOVAL OF ALL EXISTING TREES DOCUMENTED ON SITE, INCLUDING A TOTAL OF 108 DBH INCHES OF TREES THAT ARE NOT EXEMPT UNDER THE TREE PRESERVATION REQUIREMENTS. TWO STREET TREES WITH A TOTAL DBH OF 28.5 ARE PRESERVED BUT DO NOT QUALIFY FOR TREE PRESERVATION CREDITS.
5. THE PROPOSED PLANTING PLAN INCLUDES 31 TOTAL DBH INCHES OF PROPOSED TREE PLANTINGS 2" CALIPER OR GREATER IN SIZE THAT ARE PROPOSED FOR PLANTING ON SITE.
6. WHEN CREDITED 31 DBH INCHES PLANTED AGAINST 108 DBH INCHES OF REQUIRED TREE RESTORATION, THE PROJECT IS REQUIRED TO PAY \$3,850.00 INTO THE PHILADELPHIA GENERAL TREE REPLACEMENT FUND.
7. REFER TO PLANT SCHEDULE ON SHEET L300 FOR SPECIES AND SIZES OF PROPOSED TREE PLANTINGS.

TREE PRESERVATION SCHEDULE:

Tree #	Scientific Name	Common Name	Size (DBH) Inches	Notes	DCNR Invasive Y/N	Exempt Y/N Reason	Remove Y/N	Replacement Value
1	Zelkova serrata	Japanese zelkova	9	street tree healthy	N		N	0
2	Ginkgo biloba	Ginkgo	19.5	street tree healthy	N		N	0
3	Picea glauca	White spruce	12.5		N		Y	12.5
4	Hydrangea paniculata	Panicle hydrangea	5		N		Y	5
5	Acer rubrum	Red maple	26	heritage tree	N		Y	26
6	Acer platanoides	Norway maple	29	unhealthy tree	Y	Y invasive	Y	0
7	Juniperus virginiana	Red cedar	5		N		Y	5
8	Picea glauca	White spruce	4.5		N		Y	4.5
9	Juglans nigra	Black walnut	21		N		Y	21
10	Picea glauca	White spruce	8		N		Y	8
11	Picea glauca	White spruce	8		N		Y	8
12	Juglans nigra	Black walnut	18		N		Y	18
TOTAL SITE DBH INCHES:			165.5				TOTAL REPLACEMENT INCHES:	108

ZONING TABLE:

DIMENSIONAL STANDARDS						
	REQUIRED/ALLOWED	PROPOSED				
LOT AREA	9876 SF	9876 SF				
OPEN AREA	2469 SF (25%)	5593 SF (56.6%)				
BUILDING AREA	7407 SF (75%)	4283 SF (43.4%)				
ZONING INFORMATION TABLE						
ZONING REGULATION	ORDINANCE	REQUIRED/ALLOWED	PROPOSED	VARIANCE	RELATED DRAWING	NOTES
14-705 (1) (c) (.5) MINIMUM PLANT SPACING	TREES SHALL HAVE A MINIMUM SPACING OF 12FT FROM OTHER TREES. SHRUBS SHALL HAVE A MINIMUM SPACING OF 3FT FROM OTHER SHRUBS AND TREES	12 FT	4'-11" SPACING	YES	L/300	AT TAYLOR JUNIPER BUFFER ALONG PARKING LOT: SEE JUSTIFICATION IN WAIVER REQUEST LETTER
14-705 (1) (d) LANDSCAPE BUFFER	1 TREE AND 4 SHRUBS PER 20 LINEAR FEET, 50% EVERGREEN TREES	120 LF: 6 TREES (3 EVERGREEN) 24 SHRUBS	3 DECIDUOUS TREES, 9 EVERGREEN TREES; 28 SHRUBS; 5 FT FENCE	NO	L/300, L/301, L/400	
14-705 (1) (e) YARD TREES	YARD TREES MUST BE PROVIDED AT A RATE OF ONE TREE PER 1,600 SQ. FT. OF OPEN AREA	4 YARD TREES	4 YARD TREES	NO	L/300, L/301, L/400	
14-705 (1) (f) TREE REPLACEMENT REQUIREMENTS	REMOVED TREES THAT ARE NON-EXEMPT OVER 2.5 IN DBH MUST BE CALCULATED AND REPLACED AT AN EQUIVALENT DBH	108 REPLACEMENT INCHES	31 REPLACEMENT DBH INCHES	NO	L/300, L/301, L/400	FEES TO BE PAID FOR REMAINING TREE REMOVAL INCHES
14-705 (1) (g) CREDITS FOR PRESERVING EXISTING TREES	TREES OVER 5 IN DBH CAN BE CREDITED TOWARDS TREES REQUIRED IN ZONING CODE		0 PRESERVATION INCHES	NO	L/000	
14-803 (5) (c) (.1) PERIMETER SCREENING FROM ABUTTING RESIDENTIAL ZONING DISTRICT.	(1) ON LOTS 5,000 SQ. FT. IN SIZE OR GREATER, THE APPLICANT SHALL PROVIDE A MINIMUM 8-FOOT WIDE BUFFER. SUCH BUFFER SHALL CONSIST OF AT LEAST ONE TREE PER 20 LINEAR FEET, FOUR SHRUBS PER 20 LINEAR FEET, AND A MINIMUM 5-FOOT HIGH OPAQUE FENCE, WALL, OR BERM.	120 LF: 6 TREES; 24 SHRUBS	10 TREES; 30 SHRUBS; 5 FT FENCE	NO	L/300, L/301, L/400	
14-803 (5) (c) (.3) PERIMETER SCREENING FROM ABUTTING RESIDENTIAL ZONING DISTRICT.	(3) TREE SELECTION: A MINIMUM OF FIFTY PERCENT (50%) OF THE REQUIRED BUFFER TREES SHALL BE OF AN EVERGREEN TREE SPECIES.	120 LF: 6 TREES (3 EVERGREEN)	3 DECIDUOUS TREES, 9 EVERGREEN TREES	NO	L/300, L/301, L/400	
14-803 (5) (c) (.4) PERIMETER SCREENING FROM ABUTTING RESIDENTIAL ZONING DISTRICT.	(4) FENCES: BUFFER FENCING SHALL BE 5' TALL AND CONSTRUCTED OF WOOD OR ORNAMENTAL METAL.	5' HT DECORATIVE FENCE	5' HT WOOD FENCE	NO	L/300, L/401	
14-803 (5) (e) (.1) INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS	(1) INTERIOR PARKING LOTS SHALL PROVIDE AN INTERIOR LANDSCAPED AREA CALCULATED AS A MINIMUM OF TEN PERCENT (10%) OF THE TOTAL AREA OF ALL PARKING SPACES, LOADING SPACES, DRIVEWAYS THAT PROVIDE ACCESS TO PARKING SPACES AND LOADING SPACES, AND DRIVE AISLES.	PARKING LOT AREA = 2,704 SF; INTERIOR LANDSCAPE MIN SIZE = 270 SF	0 SF	YES		NO INTERIOR LANDSCAPING PROVIDED; IN LIEU CALCULATIONS PROVIDED IN ZONING TABLE AND WAIVER REQUEST LETTER
14-803 (5) (e) (.5) (a) INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS	ON LOTS 5,000 SQ FT IN SIZE OR GREATER, ONE SHADE TREE PER 200 SF, 3 SHRUBS PER 200 SF, AND 15 PERENNIALS PER 200 SF OF INTERIOR LANDSCAPED AREA	270 SF OF INTERIOR LANDSCAPING (10% OF PARKING AREA)	0 TREES	YES		NO INTERIOR LANDSCAPING PROVIDED; IN LIEU CALCULATIONS PROVIDED IN ZONING TABLE AND WAIVER REQUEST LETTER

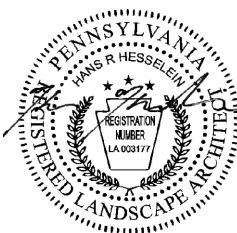
TREE REPLACEMENT AND FEE CALCULATION CHART:

14-705(1)(F) TREE REPLACEMENT REQUIREMENTS					
DBH INCHES TO BE REMOVED	OVERALL DENSITY OF EXISTING TREES ON LOT	FEE PER INCH	PROPOSED REPLACEMENT DBH INCHES	REMAINING DBH INCH REMOVAL	TOTAL FEE
108	GREATER THAN 250 DBH INCHES PER ACRE	\$50	31	77	\$3850.00
14-803(5)(E)(1) INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS					
ORDINANCE	INTERIOR LANDSCAPING REQUIRED	SHADE TREES REQUIRED	FEE PER WAIVED TREE	TOTAL FEE	
ONE SHADE TREE, 3 SHRUBS, AND 15 PERENNIALS PER 200 SF	270 SF	2 SHADE TREES	\$1000	\$2000.00	
TOTAL IN-LIEU FEES REQUIRED				\$5850.00	



Apiary Studio, LLC
48 W Johnson St
Philadelphia, PA 19144
P: 609.954.3988
E: info@apiary-studio.com

Architect:
Morrissey Design
4590 Main St
Philadelphia, pa 19127
P: 215.948.3751
E: info@morrissey-design.com



Project #:
C2502

Project Name:

8226 GERMANTOWN AVE
8226 GERMANTOWN AVE
PHILADELPHIA, PA 19118

Issue: ZONING SET
REV 01
REV 02
REV 03

Date: 01.24.2025
03.04.2025
04.22.2025
05.28.2025

Drawn By: AC

Date: 05.28.2025

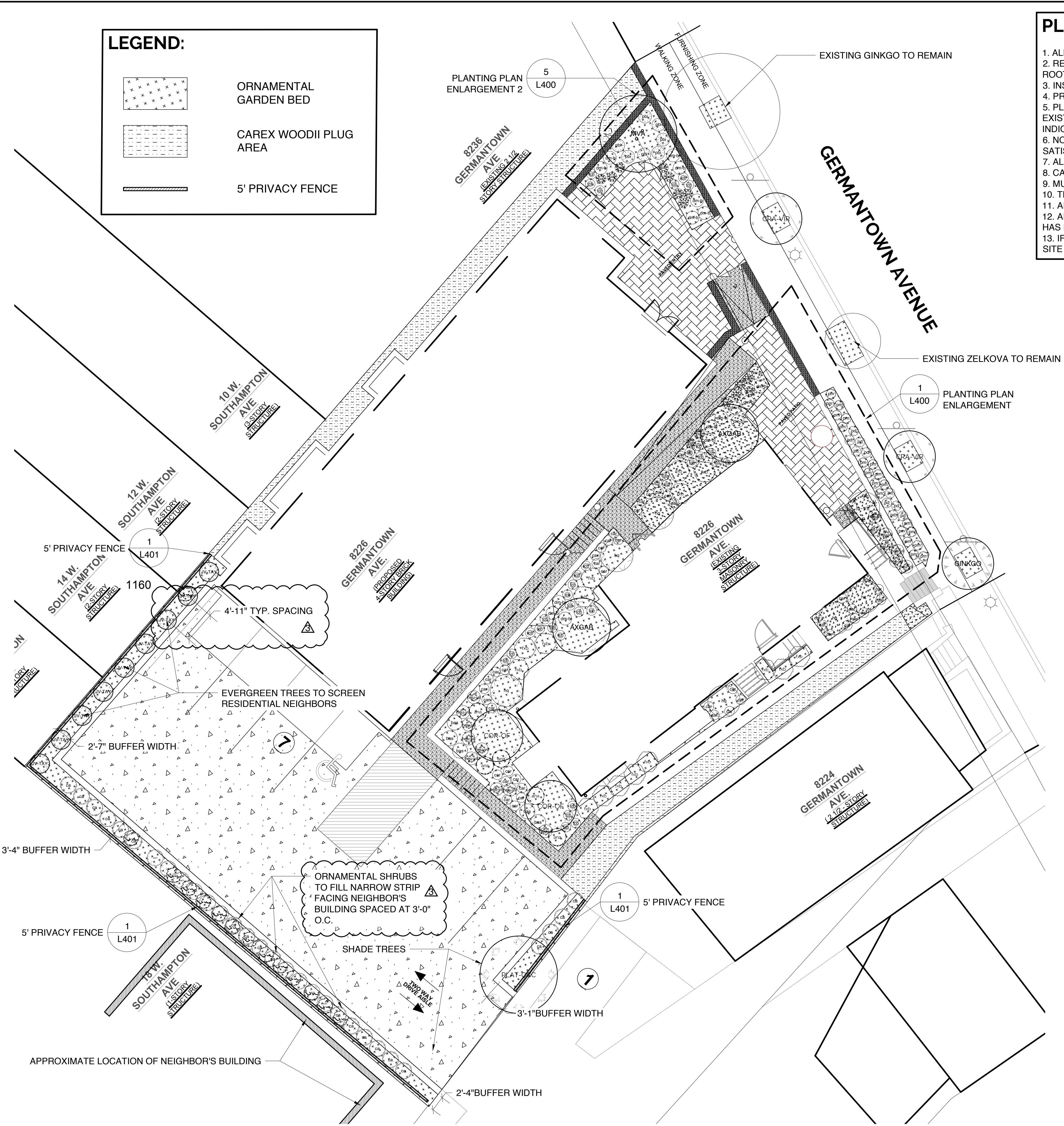
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Drawing Title: TREE PRESERVATION PLAN

Drawing #:

L000





PLANTING NOTES:

1. ALL BALL & BURLAP TREES SHALL BE FRESHLY DUG AND DELIVERED TO THE SITE AS REQUIRED FOR IMMEDIATE PLANTING.
2. REMOVE BURLAP AND WIRE BASKETS FROM TOPS OF ROOT BALLS AND PARTIALLY FROM SIDES, BUT DO NOT REMOVE FROM UNDER ROOT BALLS. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
3. INSTALL ALL PLANTS SO THAT THE TOP OF THE ROOT BALL IS FLUSH WITH THE SURROUNDING SOIL LEVEL.
4. PROVIDE NEW PLANTING SOIL AS NECESSARY TO COMPLETE THE PLANTING WORK AND AMEND AS INDICATED.
5. PLANTING GROUPS AS SHOWN ON THE PLAN ARE ONLY DIAGRAMMATIC, ACTUAL MASSING OF PLANT MATERIAL MAY VARY DUE TO EXISTING FIELD CONDITIONS. PRIOR TO DIGGING PLANT PITS, PLACE ALL PLANTS, FOR APPROVAL, IN THEIR RELATIVE POSITIONS AS INDICATED ON THE PLAN. MAKE ADJUSTMENTS TO THE LOCATIONS AS REQUESTED BY APIARY STUDIO.
6. NO PLANT WILL BE ACCEPTED WHICH DISPLAYS MAJOR IRREGULARITIES OR MECHANICAL DAMAGE. ANY PLANTS DEEMED NOT IN SATISFACTORY HEALTH OR CONDITION AT THE TIME OF PLANTING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
7. ALL PLANTS MUST BE LABELED WHEN THEY ARE DELIVERED TO THE SITE.
8. CALL APIARY STUDIO FOR APPROVAL BEFORE SUBSTITUTIONS.
9. MULCH ALL PLANT BEDS WITH 1-1/2" OF TRIPLE-SHREDDED NATURAL BROWN HARDWOOD MULCH.
10. THOROUGHLY WATER PLANTS IMMEDIATELY AFTER INSTALLATION.
11. APPLY 3" DEPTH OF COMPOST TO ALL PLANT BEDS AND THOROUGHLY TILL INTO SOIL BEFORE PLANTING.
12. APPLY 10-10-10 GRANULAR SLOW-RELEASE FERTILIZER TO PLANT BEDS AFTER PLANTS HAVE BEEN INSTALLED BUT BEFORE MULCH HAS BEEN APPLIED. COVER FERTILIZER W/ MULCH SO THAT IT IS NOT EXPOSED.
13. IF ADDING SOIL TO SITE, ENSURE THAT NEW SOIL IS CERTIFIED WEED-FREE & LARGELY COMPOSED OF SAND TO MATCH EXISTING SITE SOILS. THOROUGHLY TILL & INCORPORATE INTO NATIVE SOILS BEFORE PERFORMING FINISHED GRADING & PLANT INSTALLATION.

PLANT SCHEDULE

Trees							
Scientific Name	Common Name	Symbol	Size	Qty	DBH Replacement Credits	Total DBH Replacement Inches	Planting Notes
Amelanchier canadensis 'Rainbow Pillar'	Serviceberry	AX-GAB	2" cal	2	Y	4	
Cornus officinalis	Japanese Cornel Dogwood	COR-OF	2" cal	2	Y	4	
Cretagus viridis 'Winter King'	Hawthorne	CRA-VIR	2.5" cal.	2	N	0	
Ginkgo biloba - male	Maidenhair tree	GINKGO	2.5" cal.	1	N	0	
Juniperus virginiana 'Taylor'	Eastern Red Cedar	JV-TAY	7", 2" cal	9	Y	18	
Magnolia virginiana	Sweetbay magnolia	MVA	2.5" cal	1	Y	2.5	
Platanus occidentalis	American Sycamore	PLAT-O CC	2.5" cal.	1	Y	2.5	
TOTAL:						31	
Shrubs							
Scientific Name	Common Name	Symbol	Size	Qty			
Clethra alnifolia 'Tom's Compact'	Sweet pepperbush	ca	#3	20			
Fothergilla gardenii	Dwarf Fothergilla	fxb	#5	16			SEE WAIVER REQUEST LETTER
Hamamelis virginiana 'Winter Champagne'	Witchhazel	h-vir	#7	1			
Hydrangea quercifolia	Oakleaf hydrangea	hq	#7	6			
Ilex verticillata 'Jim Dandy' - male	Winterberry	iva-m	#7	2			
Ilex verticillata 'Red Sprite' (female)	Winterberry	iva-f	#7	8			

Perennial Containers						
Scientific Name	Common Name	Symbol	Size	Qty	Planting Notes	
Baptisia australis	Blue false indigo	bas	#1	5		
Carex pensylvanica	Pennsylvania sedge	car	#1	44		
Dryopteris marginalis	Wood fern	dm-b	#1	18		
Heuchera americana	Alum root	heu-a	#1	16		
Penstemon digitalis	Beardstongue	pd	#1	10		
Polygonatum biflorum	Solomons seal	pbi	#1	7		
Polystichum acrostichoides	Christmas fern	pa	#1	15		
Pycnanthemum virginianum	Mountain mint	pv	#1	20		
Tiarella cordifolia	Foamflower	tcb	#1	35		
Symphotrichum novae-angliae	New England Aster	ana	#1	5		

Plugs						
Scientific Name	Common Name	Symbol	Size	Qty	Planting Notes	
Carex woodii	Woods Sedge	none	plug	582	planted 12" on center as lawn alternative where hatch indicates along property egresses	



Apiary Studio, LLC
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Philadelphia, PA 19127
P: 215.948.3751
E: info@morrissey-design.com



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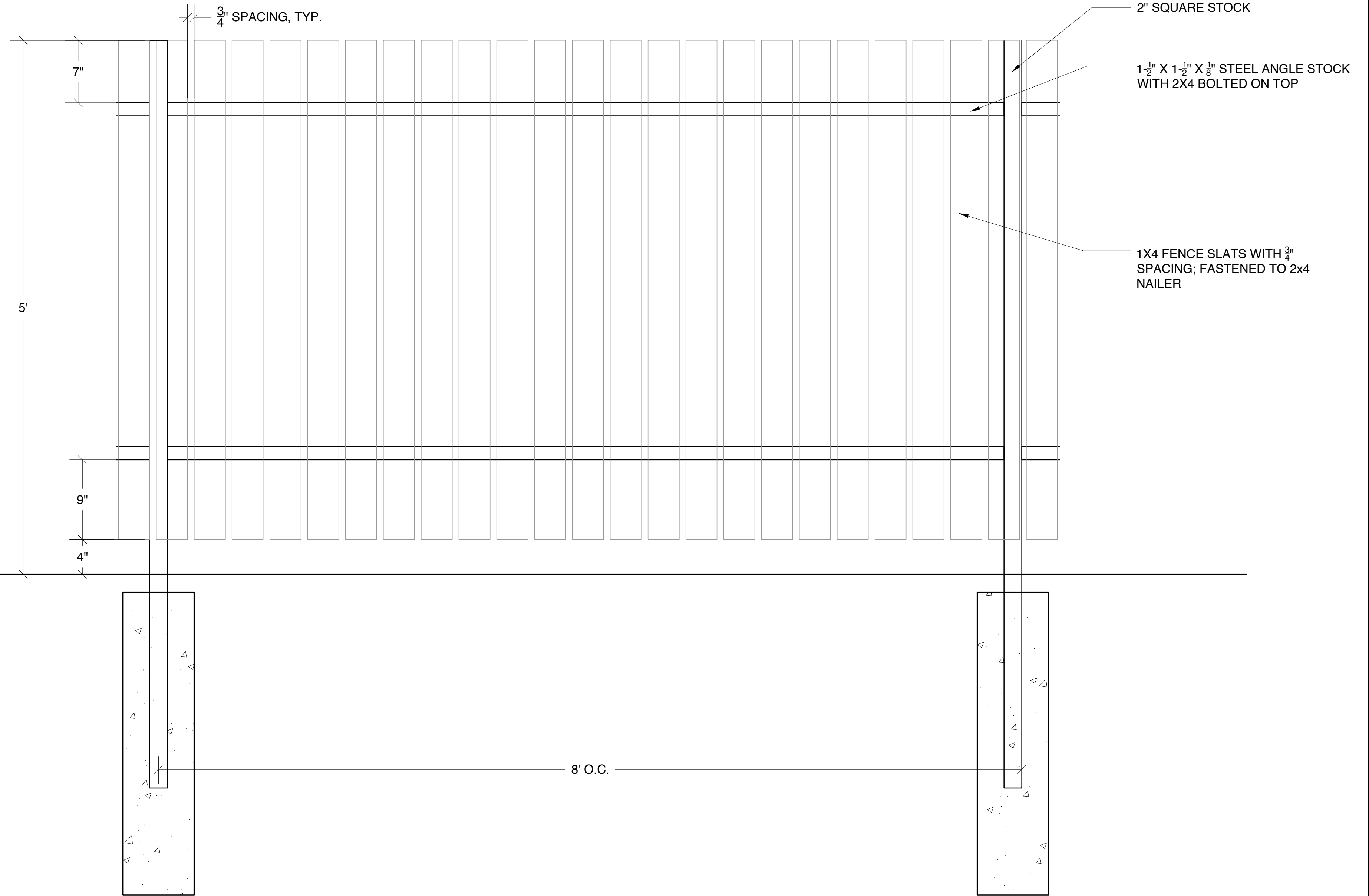
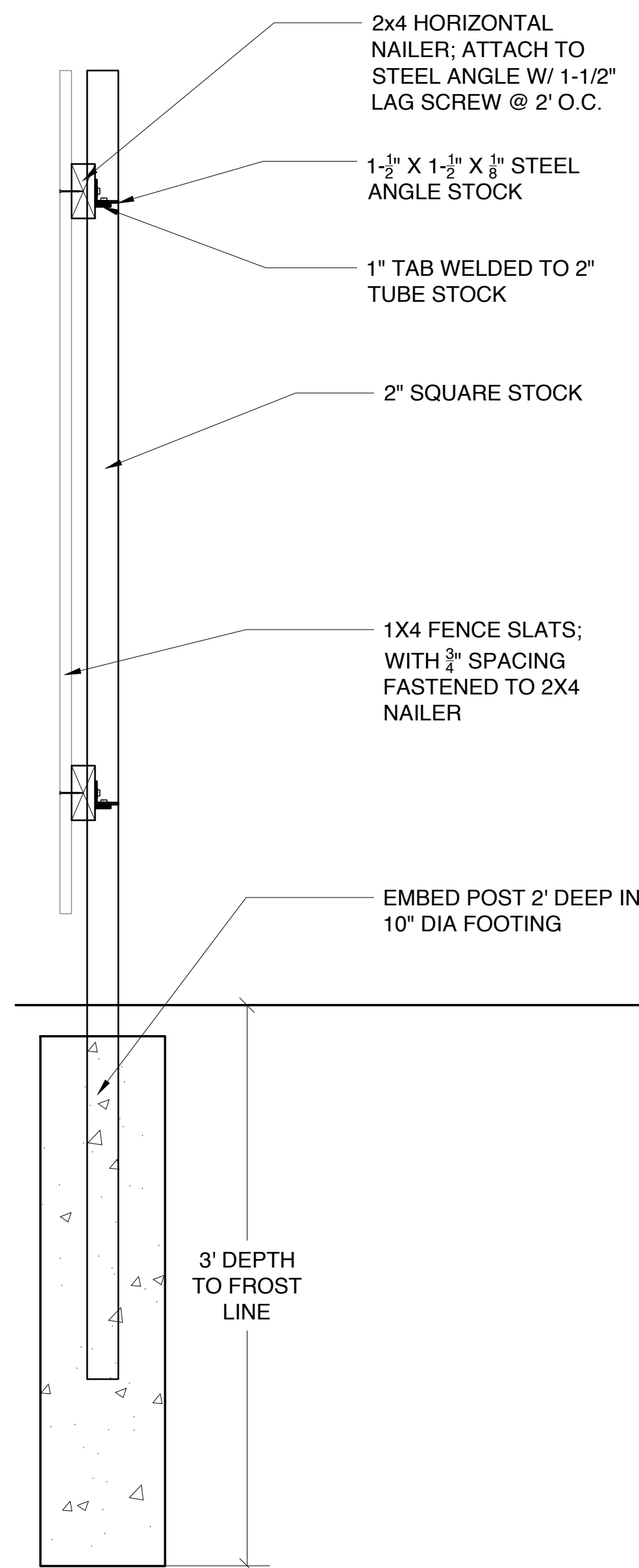
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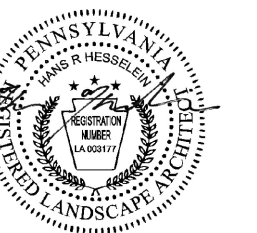


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Philadelphia, PA 19144
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DrawingTitle:

FENCE DETAIL

Drawing #:

L401